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REFERENCE
L.P/DTCP No.147/2026

ISSUED
15 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 1887/1 and 15 more

Chengalpattu taluk

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

ROC No. L.P/DTCP No.147/2026/2026/TCP Date : 15/10/2026

From:

Joint Director / Deputy Director / Assistant Director

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President,
Palur Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District - Chengalpattu District/ Taluk, Kattankulathur Panchayat Union, Palur Panchayat, Palur 'B' Village, S.Nos. 1887/1, 1887/2, 1889/1, 1889/2A1, 1889/3A2B1, 1889/3A2B2, 1890, 1891/4A, 1891/4B2, 1893/2, 1943/2D1, 1943/2D2, 1944, 1945/2A1, 1945/2B, 1945/2C1, 1945/2C2B, 1945/2D1, 1945/2D2, 1945/2E, 1946/1, 1948/7, 1954/5, 1954/6 and S.No.1891/3B2 pt (Owner's Use) located in Approved Layout No.183/2025 - Site Extent.47584.90 Sq.m (11.76 Acres) - Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. NXF2GPOX) received through Single Window Portal from M/s. Sameeraa Foundations Pvt. Ltd., Dated: 08.04.2026.
2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 15.04.2026.
3 . Commissionarate of Town and Country Planning Chennai, Road pattern issued dated: 15.09.2026.
4. Commissionarate of Town and Country Planning Chennai, Technical Approval issued Dated on: 13.10.2026.
5. Gift deed document No.17609/2026 dated: 08.10.2026 Uploaded by the Applicant M/s. Sameeraa Foundations Pvt. Ltd.,
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply,
dated: 31.01.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020 and G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated
16.07.2022.
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Letter No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. G.O. No.343, Housing and Urban Development Department, Dated: 30.12.2025.
14. G.O. No.134, Housing and Urban Development Department, Dated: 11.03.2026.
15. District Collector, Chengalpattu District, Letter ROC.No.6345/2025/aa2, Dated: 15.10.2025.
16. District Collector, Chengalpattu District, Letter ROC.No.15452/2024/aa2, Dated: 13.01.2025.
17. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
18. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

19. Demand raised for payment of Centage, display board charges, Sub Division Charges, Development Charges and Flag day fund charges respectively dated on
13.10.2026.
20. Payment of Scrutiny Charges, Centage, display board charges, Sub Division Charges, Development Charges and Flag day fund charges received from the applicant
respectively on Dt : 08.04.2026 & 14.10.2026.
21. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

ORDER:-
The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, forwarded to Commissionarate of Town
and Country planning Chennai for Technical concurrence. The applicant was directed to handover the lands for roads, public purposes meant for local body and
TANGEDCO vide reference 3rd cited above. On receipt of gift deed vide reference 5th cited above. The Technical concurrence is issued vide reference 4th cited
above for Residential Layout at Chengalpattu District/ Taluk, Kattankulathur Panchayat Union, Palur Panchayat, Palur 'B' Village, S.Nos. 1887/1, 1887/2, 1889/1,
1889/2A1, 1889/3A2B1, 1889/3A2B2, 1890, 1891/4A, 1891/4B2, 1893/2, 1943/2D1, 1943/2D2, 1944, 1945/2A1, 1945/2B, 1945/2C1, 1945/2C2B, 1945/2D1, 1945/2D2,
1945/2E, 1946/1, 1948/7, 1954/5, 1954/6 and S.No.1891/3B2 pt (Owner's Use) located in Approved Layout No.183/2025 - Site Extent.47584.90 Sq.m (11.76 Acres) and
the number is assigned as L.P/DTCP No.147/2026.
The receipt of payment of charges such as Scrutiny Charges, Centage, display board charges, Sub Division Charges, Development Charges and Flag day fund charges
vide reference 20th cited above, the technical Approval is issued to the mentioned layout subject to the following conditions:
The Technical Approval is issued to the mentioned layout subject to the following conditions:

1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded
to this office for record.

3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the
Assistant Director of Survey and land records concerned for information and for making mutation in their records.

4. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite
charges for making mutation in the TamilNilam / Collabland website.

SPECIAL CONDITIONS:
1. With reference to the 8th and 10th cited Government orders, "The Owners / developers shall be allowed either to carry out infrastructure development works as per
the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the
provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the
owners/developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be prescribed for up
keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of
the plots developed in the layout or 5 years whichever is later".
2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3
years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission
for amalgamation of EWS plots.
3. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public purpose

areas with Survey Number sub-division in revenue records in favour of concern local body.
4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate
(Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot,
apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The
applicant has requested to follow the protocols as per instruction given by TNRERA.
5. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning
permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed,
etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual
rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to
decide this.
7. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as
land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be
made under the following head of account.

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 11.76 Acres (or) 47584.90 Sq.m
No. of Plots : 217 (Including EWS Plots)
EWS Plots : 43 – 55, 137 – 143, 145 – 146, 148 – 164, 175 – 181, 183 - 189.

EWS Extent : 3510.37 Sq.m. (11.06 %)

Gifted over to Local Body :
Layout Road & Splay Extent : 15871.33 Sq.m.
Public Purpose : 170.95 Sq.m (0.54 %)
TANGEDCO Purpose : 165.03 Sq.m (0.52 %)

Park :-
Park – 1 : 1729.96 Sq.m.
Park – 2 : 1494.37 Sq.m.
Total : 3224.33 Sq.m. (10.16 %)

The fees/charges collected from the applicant are as follows:

1. Scrutiny Fee - Rs.67,747/-; Payment Receipt No. 2026040864208; Transaction ID : 7306048627227; Dt: 08.04.2026.

2. Display Charges – Rs.10,000/-; Payment Receipt No. 2026101464208; Transaction ID : 0987996180339; Dt: 14.10.2026.

3. Centage Fee – Rs.69,000/-; E-Challan No. 20261014052632; Dt: 14.10.2026.

4. Development Fee – Rs.1,90,400/-; Payment Receipt No. 2026101464208; Transaction ID : 0987996180339; Dt: 14.10.2026.

5. Sub Division Fee – Rs.92,000/-; Payment Receipt No. 2026101464208; Transaction ID : 0987996180339; Dt: 14.10.2026.

6. Flag Day Fund Fee – Rs. 15,000/-; Receipt No.FD/FUND/2539160; Acknowledgement Ref.No.FL33973171214 Dated : 14.10.2026

Assistant Director
District Town and Country
Planning Office,
Chengalpattu District.

Copy to :-

1. M/s. SAMEERAA FOUNDATIONS PVT LTD
6/11, Mahalingam Street,
Nungambakkam, Egmore,
Chennai – 600 048.
Mob : 9884864435
Email Id : sameeraafoundations@gmail.com

2. Tahsildar concerned (TamilNilam).
Chengalpattu Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No.133, G – Block,
First Avenue, Anna Nagar (East),
Chennai – 600 102.

4. Sub Registrar,
Chengalpattu Joint - II Registrar Office,
Chengalpattu District.

5. Assistant Director (Land Survey)
No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	67747	08/04/2026
2	OSR Fee		
3	Centage Charges	69000.00	14/10/2026
4	Development Charges	190400.00	14/10/2026
5	Display Board Charges	10000.00	14/10/2026
6	Satellite town charge		
7	Sub Division Charge	92000.00	14/10/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.